

FOR SALE

Vacant Industrial Land in Headingley Business Park

20 & 26 Headingley Street, Headingley, Manitoba



**GREAT
ACCESS**



**EXCELLENT
FRONTAGE**



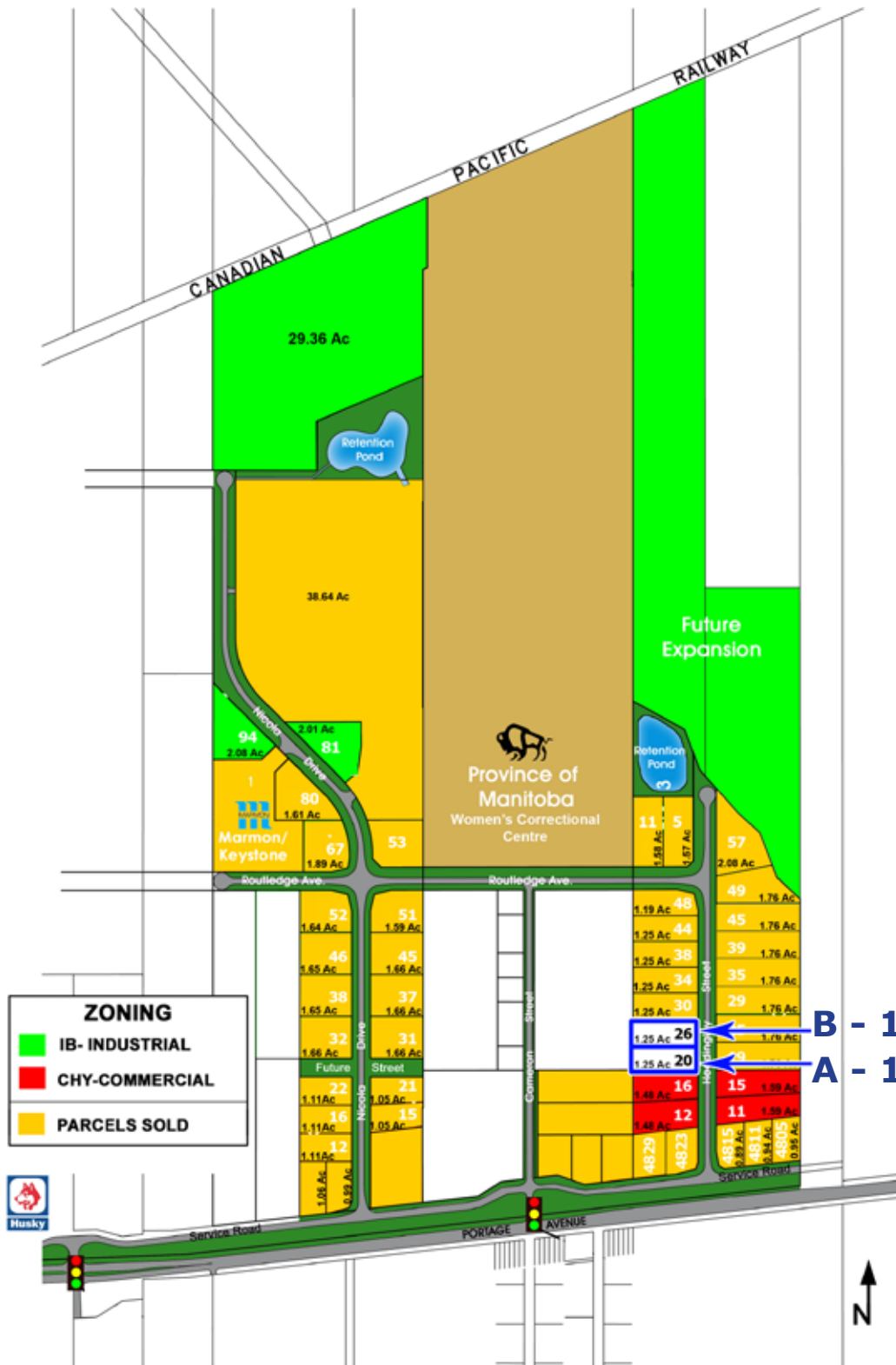
**SIGNAGE
OPPORTUNITIES**

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FOR SALE

20 & 26 Headingley Street, Headingley, Manitoba



Exclusively Marketed By: Ian Corbett
Direct: (204) 928-8231 - Cell: (204) 688-7653
Email: icorbett@shindico.com

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FOR SALE

20 & 26 Headingley Street, Headingley, Manitoba

PROPERTY SUMMARY

Land Available:

A) 20 Headingley St: 1.25 Acres - \$412,500
Frontage - 147.50 ft.
Depth - 369.90 ft.

B) 26 Headingley St: 1.25 Acres - \$412,500
Frontage - 147.50 ft.
Depth - 369.90 ft.

* Can be combined for a total 2.5 Acres

Zoning IB - Industrial

Services

- Municipal Sewer & Water
- Hydro
- Gas
- MTS

**the Purchaser is responsible for confirming the accuracy of size and any other information herein during its due diligence*

FEATURES

- Heavy duty asphalt roads.
- Ready to build lots.
- Low permit fees.
- Quick turnaround of building plans.
- No business tax.
- Low property taxes.
- Roads meet R-TAC standards.

RM OF HEADINGLEY DEMOGRAPHICS

Total Population	4,201
Households	1,225
Median Age	39.8
Avg. Household Income	\$188,378

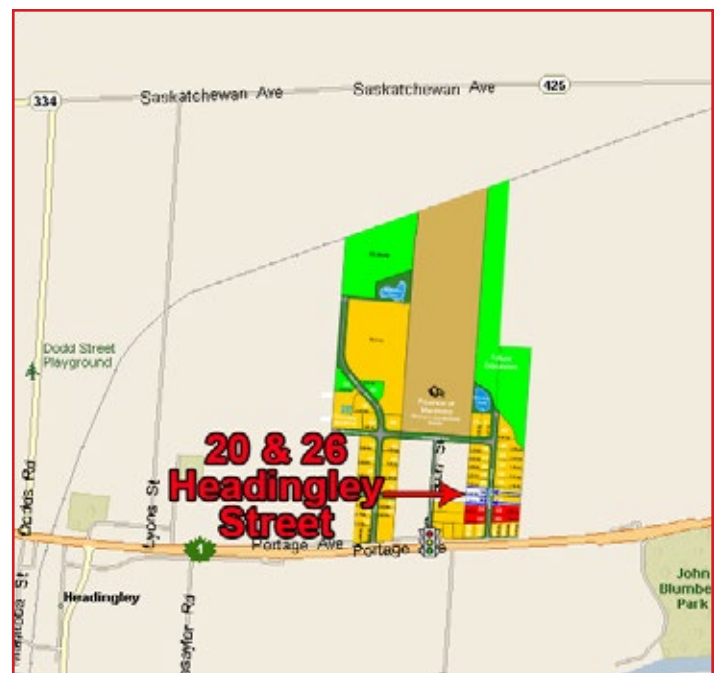
Source: Environics Analytics ©2020

LOCATION

- North side of Portage Avenue west of Headingley Street.
- Minutes west of Perimeter Highway.
- Situated within Headingley Business Park.
- Join great businesses in the area including AMC Foam Technologies, Voidform Products, Marmon Keystone, Province of Manitoba - Corrections, Canoak Flooring, New Generation Flooring Homes, Matix Lumber, Prairie Turf Equipment, Sovema, Thunder Rapids, Winnipeg Collision Centre, Noventis Credit Union, Can Am RV, Husky Truck Stop, Winnipeg West Auto, Valard Construction & Headingley Sports Centre.

TRAFFIC

- 16,700 vehicles daily passing through Headingley on the Trans Canada Highway.
Manitoba Infrastructure Traffic Engineering Branch, 2015)



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